



City of Highland

Department of Community Development

Building Division

CITY OF HIGHLAND
COMBINED PLANNING AND ZONING BOARD AGENDA
CITY HALL 1115 BROADWAY
MARCH 2, 2016 7:00 P.M.

Call to Order

Roll Call

1. General Business:

- a. Approval of the February 3, 2016 Meeting minutes

2. Public Comment Section

Persons who wish to address the Combined Planning and Zoning Board regarding items not on the agenda may do so at this time. Speakers shall be limited to five (5) minutes or a reasonable amount of time as determined by the City Attorney. Any presentation is for informational purposes only. No action will be taken.

3. Public Hearings and Items Listed on the Agenda

Persons wishing to address the Combined Planning and Zoning Board regarding items on the agenda may do so after the Chairperson opens the agenda item for public hearing or for public comment. Speakers shall be limited to five (5) minutes or a reasonable amount of time as determined by the City Attorney.

4. Old Business

- a. Joe & Jessica Horstmann, 2117 St Michael Ct S Highland IL request a variance to Section 90-242 (m) of the City of Highland Municipal Code to allow a prohibited exterior building material for a proposed structure at 1522 Main St Highland IL PIN #01-2-24-05-08-204-016

5. New Business

- a. Phillip Davis, 5872 Old Alton Rd Edwardsville IL request variance to Section 90-129 of the City of Highland Municipal Code to allow zero lot line and increase the maximum lot coverage for the R2B zoning classification from 30% to 55% to convert an existing duplex to villa located at 65 A & B Crimson Ct Highland IL PIN #02-2-18-31-15-402-007
- b. Blue Land LLC, 514 E Vandalia Edwardsville IL 62025 requests a 2' height variance to Section 09-271(4) of the City of Highland Municipal Code to allow the height of freestanding signage to be greater than the allowable 10' height restriction for a sign located at 12551 St Rt 143 Highland IL. PIN# 02-2-18-29-18-301-031
- c. Blue Land LLC, 514 E Vandalia Edwardsville IL 62025 requests a 16 sq.ft. variance to Section 09-271(4) of the City of Highland Municipal Code to allow

2610 Plaza Drive - P.O. Box 218 Highland, Illinois 62249-0218
Phone (618) 654-7115 Fax (618) 654-5570 www.ci.highland.il.us

the total sq.ft. of an existing freestanding sign to be increased to 96 sq.ft. instead of the allowable 80 sq.ft. for a sign located at 12551 St Rt 143 Highland IL. PIN# 02-2-18-29-18-301-031

- d. Blue Land LLC, 514 E Vandalia Edwardsville IL 62025 requests a 5 ft. south lot line setback variance to Section 09-271(2) of the City of Highland Municipal Code to allow the existing freestanding sign located at 12551 St Rt 143 Highland IL 5 ft. closer to the property line than is allowed. PIN# 02-2-18-29-18-301-031

Discussion

- a. Continuation of the Site Plan review policy/procedures

6. Calendar

- a. April 6, 2016 – Combined Planning and Zoning Board Meeting (tentative)
- b. March 21, 2016 - Council Meeting

7. Adjournment

Anyone requiring ADA accommodations to attend this public meeting, please contact Kevin Limestall, ADA Coordinator.